

2013 **White County** Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in White County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in White County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-2.3%	\$23,155,097	\$1,755,878,800	1.1%
Change		-0.6%	2.5%	
2012	-4.1%	\$23,302,162	\$1,713,375,958	1.1%

Comparable Homestead Property Tax Changes in White County

The total tax bill for all taxpayers in White County decreased by 2.3% in 2013. The reasons were a 0.6% decrease in the levy and an increase in local income tax-funded property tax credit rates. In this reassessment year, certified net assessed value rose by 2.5%. Falling tax bills meant lower tax cap credits for some taxpayers, but increased tax rates in a few big tax districts increased tax cap credits for others. Tax cap credits as a percent of the levy were nearly unchanged between 2012 and 2013, at 1.1%.

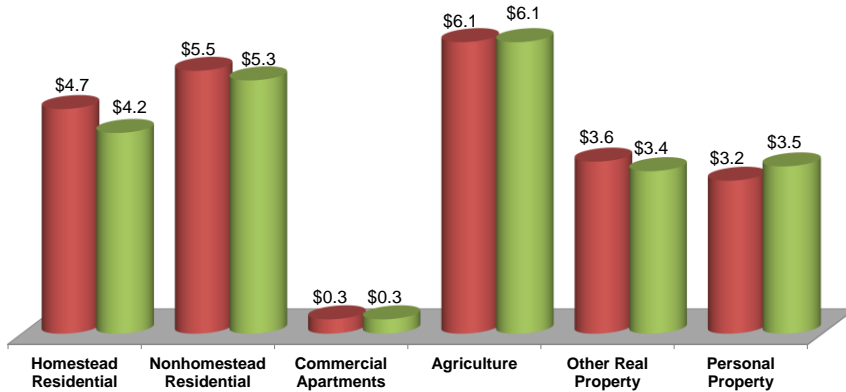
White County homeowners experienced a large 9.4% decrease in property tax bills in 2013. This was due to an increase in local property tax credits, a decrease in homestead net assessed value, and a decrease in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,238	30.8%
No Change	196	2.7%
Lower Tax Bill	4,843	66.6%
Average Change in Tax Bill	-9.4%	
Detailed Change in Tax Bill		
20% or More	585	8.0%
10% to 19%	431	5.9%
1% to 9%	1,222	16.8%
-1% to 1%	196	2.7%
-1% to -9%	1,730	23.8%
-10% to -19%	1,494	20.5%
-20% or More	1,619	22.2%
Total	7,277	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$23.4 ■ 2013 - Total \$22.8



In White County most net property taxes were divided among business (other real and personal), agriculture, and nonhomestead residential (small rentals and second homes) property owners in 2013. Total net property taxes decreased 2.3%, compared to an average 2.1% increase statewide. Commercial apartments saw the biggest percentage increase, while homestead net taxes decreased by the largest percentage.

Property tax rates decreased in 15 of 23 White County tax districts in 2013. The average tax rate fell by 3.0% because of a small levy decrease and an increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in White County decreased by 0.6%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in White County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$868,346,029	\$843,160,925	-2.9%	\$355,310,558	\$337,535,315	-5.0%
Other Residential	445,222,471	435,212,775	-2.2%	443,825,538	433,879,082	-2.2%
Ag Business/Land	513,180,300	538,480,000	4.9%	511,739,548	537,069,199	4.9%
Business Real/Personal	1,064,275,206	852,709,773	-19.9%	433,184,788	463,620,581	7.0%
Total	\$2,891,024,006	\$2,669,563,473	-7.7%	\$1,744,060,432	\$1,772,104,177	1.6%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

White County's total billed net assessed value increased by 1.6% in 2013. Increases in business and agricultural assessments more than offset decreases in homestead and other residential assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$41,939	\$24,695	-\$17,244	-41.1%
2%	224,178	237,626	13,449	6.0%
3%	0	0	0	0.0%
Elderly	2,334	5,144	2,810	120.4%
Total	\$268,450	\$267,465	-\$985	-0.4%
% of Levy	1.1%	1.1%		

Total tax cap credits in White County were \$267,465, which was 1.1% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. White County's average tax rate was much less than the median rate

statewide. Most of the tax cap credits in White County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in White County decreased \$985 between 2012 and 2013. Credits as a share of the total levy were almost unchanged at 1.1% in 2012 and 2013.

White County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	23,299,158	23,600,765	24,319,673	23,302,162	23,155,097	1.3%	3.0%	-4.2%	-0.6%
White County	6,484,775	6,390,185	6,631,372	6,265,818	6,171,915	-1.5%	3.8%	-5.5%	-1.5%
Big Creek Township	27,760	28,426	28,793	5,507	21,837	2.4%	1.3%	-80.9%	296.5%
Cass Township	17,328	15,382	18,142	17,998	0	-11.2%	17.9%	-0.8%	-100.0%
Honey Creek Township	57,695	58,108	59,649	61,895	61,843	0.7%	2.7%	3.8%	-0.1%
Jackson Township	20,590	20,329	22,003	23,362	23,309	-1.3%	8.2%	6.2%	-0.2%
Liberty Township	0	0	0	0	0				
Lincoln Township	25,602	25,714	26,326	27,267	27,308	0.4%	2.4%	3.6%	0.2%
Monon Township	133,825	134,477	137,561	141,842	140,577	0.5%	2.3%	3.1%	-0.9%
Prairie Township	43,989	44,559	45,450	47,076	47,776	1.3%	2.0%	3.6%	1.5%
Princeton Township	43,146	41,905	30,037	46,963	46,668	-2.9%	-28.3%	56.4%	-0.6%
Round Grove Township	27,114	24,694	28,199	20,232	20,821	-8.9%	14.2%	-28.3%	2.9%
Union Township	239,342	243,190	243,669	249,692	245,646	1.6%	0.2%	2.5%	-1.6%
West Point Township	14,075	13,358	16,204	16,785	16,771	-5.1%	21.3%	3.6%	-0.1%
Monticello Civil City	2,430,345	2,481,533	2,550,830	2,640,014	2,634,024	2.1%	2.8%	3.5%	-0.2%
Brookston Civil Town	198,360	204,954	217,635	225,262	224,820	3.3%	6.2%	3.5%	-0.2%
Burnettsville Civil Town	14,267	14,620	14,827	15,377	15,232	2.5%	1.4%	3.7%	-0.9%
Chalmers Civil Town	68,329	68,299	66,573	70,392	74,793	0.0%	-2.5%	5.7%	6.3%
Monon Civil Town	307,719	310,061	319,335	333,364	332,407	0.8%	3.0%	4.4%	-0.3%
Reynolds Civil Town	66,088	66,467	68,675	71,948	70,948	0.6%	3.3%	4.8%	-1.4%
Wolcott Civil Town	253,194	251,491	236,992	273,073	272,580	-0.7%	-5.8%	15.2%	-0.2%
Pioneer Regional School Corp	232,650	223,258	238,321	216,058	237,745	-4.0%	6.7%	-9.3%	10.0%
North White School Corp	3,006,831	3,296,401	3,464,885	3,373,667	3,413,116	9.6%	5.1%	-2.6%	1.2%
Frontier School Corp	1,941,348	2,169,062	2,214,263	2,381,256	2,190,775	11.7%	2.1%	7.5%	-8.0%
Tri County School Corp	1,638,701	1,658,092	1,572,359	1,719,187	1,867,262	1.2%	-5.2%	9.3%	8.6%
Twin Lakes Community School Corp	5,219,956	5,094,402	5,295,748	4,243,953	4,355,067	-2.4%	4.0%	-19.9%	2.6%
Brookston Public Library	156,264	120,398	147,975	166,605	87,945	-23.0%	22.9%	12.6%	-47.2%
Monon Public Library	221,692	213,362	224,729	233,667	140,878	-3.8%	5.3%	4.0%	-39.7%
Monticello Public Library	305,640	326,566	334,019	346,481	345,669	6.8%	2.3%	3.7%	-0.2%
Wolcott Public Library	61,160	61,472	65,102	67,421	67,365	0.5%	5.9%	3.6%	-0.1%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0				
Monticello Redevelopment Commission	41,373	0	0	0	0	-100.0%			

White County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
91001	Big Creek Township	1.1061	--	--	11.8588%	--	--	--	0.9749
91002	Chalmers Town	1.9398	--	--	2.2490%	--	--	--	1.8962
91003	Cass Township-Pioneer Regional School	1.2985	--	--	4.4049%	--	--	--	1.2413
91004	Cass Township-Twin Lakes School	0.9508	--	--	18.8288%	--	--	--	0.7718
91005	Honey Creek Twp-North White School	1.2094	--	--	28.0045%	--	--	--	0.8707
91006	Honey Creek Twp-Twin Lakes School	1.0307	--	--	4.8854%	--	--	--	0.9803
91007	Reynolds Town	1.8112	--	--	10.7872%	--	--	--	1.6158
91008	Jackson Township	1.1065	--	--	13.4592%	--	--	--	0.9576
91009	Burnettsville Town	1.2701	--	--	14.9080%	--	--	--	1.0808
91010	Liberty Township-North White School	1.1295	--	--	1.0680%	--	--	--	1.1174
91011	Liberty Township-Twin Lakes School	0.9508	--	--	0.1215%	--	--	--	0.9496
91012	Lincoln Township	1.0297	--	--	13.1027%	--	--	--	0.8948
91013	Monon Township	1.2733	--	--	16.4409%	--	--	--	1.0640
91014	Monon Town	2.8289	--	--	4.9498%	--	--	--	2.6889
91015	Prairie Township	1.1474	--	--	5.2208%	--	--	--	1.0875
91016	Brookston Town	1.7667	--	--	3.2199%	--	--	--	1.7098
91017	Princeton Township	1.1628	--	--	16.2318%	--	--	--	0.9741
91018	Wolcott Town	2.3085	--	--	12.4088%	--	--	--	2.0220
91019	Round Grove Township	1.0932	--	--	59.3527%	--	--	--	0.4444
91020	Union Township	1.0683	--	--	2.0971%	--	--	--	1.0459
91021	Monticello City	2.2213	--	--	12.8634%	--	--	--	1.9356
91022	West Point Township-Frontier School	1.0901	--	--	4.3465%	--	--	--	1.0427
91023	West Point Township-Tri Cnty School	1.0803	--	--	100.0000%	--	--	--	0.0000

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

White County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	24,695	230,624	0	5,144		260,463	23,155,097	1.1%
<i>TIF Total</i>	0	7,002	0	0		7,002	452,806	1.5%
<i>County Total</i>	24,695	237,626	0	5,144		267,465	23,607,903	1.1%
White County	3,784	33,792	0	1,090		38,665	6,171,915	0.6%
Big Creek Township	0	0	0	0		1	21,837	0.0%
Cass Township	0	0	0	0		0	0	
Honey Creek Township	0	0	0	0		0	61,843	0.0%
Jackson Township	0	0	0	5		5	23,309	0.0%
Liberty Township	0	0	0	0		0	0	
Lincoln Township	0	0	0	0		0	27,308	0.0%
Monon Township	29	588	0	21		637	140,577	0.5%
Prairie Township	0	0	0	0		0	47,776	0.0%
Princeton Township	1	160	0	0		161	46,668	0.3%
Round Grove Township	0	0	0	0		0	20,821	0.0%
Union Township	148	948	0	24		1,120	245,646	0.5%
West Point Township	0	0	0	0		0	16,771	0.0%
Monticello Civil City	11,257	72,322	0	1,308		84,887	2,634,024	3.2%
Brookston Civil Town	8	0	0	22		29	224,820	0.0%
Burnettsville Civil Town	0	0	0	0		0	15,232	0.0%
Chalmers Civil Town	6	0	0	55		61	74,793	0.1%
Monon Civil Town	2,098	43,149	0	348		45,594	332,407	13.7%
Reynolds Civil Town	5	0	0	0		5	70,948	0.0%
Wolcott Civil Town	34	10,417	0	0		10,452	272,580	3.8%
Pioneer Regional School Corp	0	0	0	41		41	237,745	0.0%
North White School Corp	1,021	20,874	0	1,231		23,126	3,413,116	0.7%
Frontier School Corp	14	0	0	70		84	2,190,775	0.0%
Tri County School Corp	21	6,339	0	0		6,359	1,867,262	0.3%
Twin Lakes Community School Corp	5,635	36,203	0	825		42,664	4,355,067	1.0%
Brookston Public Library	1	0	0	2		2	87,945	0.0%
Monon Public Library	90	1,859	0	30		1,980	140,878	1.4%
Monticello Public Library	542	3,480	0	73		4,094	345,669	1.2%
Wolcott Public Library	2	494	0	0		495	67,365	0.7%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0		0	0	
Monticello Redevelopment Commission	0	0	0	0		0	0	
TIF - CLM TIF05	0	0	0	0		0	0	
TIF - HNW TIF03	0	0	0	0		0	26,459	0.0%
TIF - Monti TIF02 & 04	0	7,002	0	0		7,002	426,347	1.6%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.